

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
March 21, 2007
Executive Summary
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by Sarah Lester.

Applicant: California Statewide Communities Development Authority

Allocation Amount Requested: Tax-exempt \$3,190,000

Project Name: Bristol Apartments
Project Address: 2001-2031 Bristol Lane
Project City, County, Zip Code: Fairfield, Solano, 94533

The proposed Project is located within a Community Revitalization area, more specifically the PACE Area/Regional Center Redevelopment Project Area..

Project Sponsor Information:
Name: Oracle Communities Corporation
Principals: Riccardo Lorenzo, Khalid Alwan and Luis Lorenzo

Project Financing Information:
Bond Counsel: Jones Hall, A Professional Law Corporation
Underwriter: Capmark Finance, Inc.
Credit Enhancement Provider: Capmark Finance, Inc./Fannie Mae
Private Placement Purchaser: Not Applicable
TEFRA Hearing: July 18, 2006

Description of Proposed Project:
State Ceiling Pool: General
Total Number of Units: 23, plus 1 manager unit
Type: Acquisition and Rehabilitation
Type of Units: Family

Description of Public Benefits:
Percent of Restricted Rental Units in the Project: 100%
22% (5 units) restricted to 50% or less of area median income households; and
78% (18 units) restricted to 60% or less of area median income households.
Unit Mix: 2 bedroom

Term of Restrictions: 55 years

Estimated Total Development Cost:	\$5,700,668
Estimated Hard Costs per Unit:	\$ 35,609 (\$819,000/23 units)
Estimated per Unit Cost:	\$ 247,855 (\$5,700,668/23 units)
Allocation per Unit:	\$ 138,696 (\$3,190,000/23 units)
Allocation per Restricted Rental Unit:	\$ 138,696 (\$3,190,000/23 restricted units)

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$3,190,000	\$1,465,019
LIH Tax Credit Equity	\$ 0	\$1,800,000
Direct & Indirect Public Funds	\$2,150,000	\$2,150,000
Other	<u>\$ 360,668</u>	<u>\$ 285,649</u>
Total Sources	\$5,700,668	\$5,700,668

Uses of Funds:	
Acquisition Cost	\$3,588,000
On-Site & Off-Site Costs	\$ 150,000
Hard Construction Costs	\$ 669,000
Contractor Overhead & Profit	\$ 65,520
Developer Fee	\$ 330,138
Relocation	\$ 61,637
Cost of Issuance	\$ 278,500
Capitalized Interest	\$ 190,762
Other Soft Costs	<u>\$ 367,111</u>
Total Uses	\$5,700,668

Legal Questionnaire:

The Staff has reviewed the Applicant's responses to the questions contained in the Legal Status portion of the application. No information was disclosed to question the financial viability or legal integrity of the Applicant.

Total Points: 69.3 out of 128
[See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$3,190,000 in tax-exempt bond allocation.

EVALUATION SCORING:

Point Criteria	Maximum Points Allowed for Non-Mixed Income Projects	Maximum Points Allowed for Mixed Income Projects	Points Scored
Federally Assisted At-Risk Project or HOPE VI Project	20	20	0
Exceeding Minimum Income Restrictions: Non-Mixed Income Project Mixed Income Project	35	15	31
Gross Rents	5	5	5
Exceeding Minimum Rent Restrictions [Allowed if 10 pts not awarded above in Federally Assisted At-Risk Project or HOPE VI Project]	[10]	[10]	0
Large Family Units	5	5	0
Leveraging	10	10	2.8
Community Revitalization Area	15	15	15
Site Amenities	10	10	7.5
Service Amenities	10	10	0
Sustainable Building Methods	8	8	8
New Construction	10	10	0
Negative Points	NA	NA	0
Total Points	128	108	69.3

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.